

# HORNSEYS

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**£215,000**

**71 Eastgate, North Newbald, York, YO43 4SD**

**\*\* 3 BED SEMI DETACHED HOUSE - GENEROUS GARDEN \*\***

This three bedroom semi-detached property is situated on a generous plot with good sized front and rear gardens.

The property briefly comprises entrance hall, large modern kitchen, utility room, downstairs WC, living room, and office/bedroom 4. Upstairs there are three further bedrooms and a family bathroom.

The property also benefits from oil central heating and PVCu double glazing.

North Newbald is one of East Yorkshire's most desirable villages with two village pubs, a church, community hall, and primary school. It is idyllically located at the foothills of the Yorkshire Wolds yet within easy reach of commuter routes to York, Beverley, Hull and the M62 motorway.

**Bedrooms      Bathrooms      Receptions**

**3**

**2**

**1**



## NORTH NEWBALD

North Newbald is a sought after unspoilt rural village at the foot of the Yorkshire Wolds, very popular with walkers being next to the Wolds Way. There are two pubs next to the village green in the centre of the village both serving food and one catering for tourists with bed and breakfast. Close by is the picturesque Norman Church which was built in 1140AD complete with the Coronation Clock commemorating the coronation of George V in 1911. The well used village hall hosts various community events and is available for hire for private events. The village also has a primary school. There is a childrens park next to the football field where they hold the annual summer gala which is always very well attended offering a pleasant day out for all the family. North Newbald is ideally located between Market Weighton and South Cave with their many amenities including supermarkets, doctors surgeries, dentists, schools and sporting facilities.

## ACCOMMODATION

### ENTRANCE HALL

PVCu entrance door, stairs off.

### WC

*1.35m x 0.81m (4'5" x 2'7")*

Low flush WC, tiled flooring.

### UTILITY ROOM

Door to side, plumbing for washing machine, inset ceiling lighting, tiled flooring.

### KITCHEN

*4.80m x 3.05m (15'8" x 10'0")*



Modern blue fitted kitchen with wood effect work surfaces over, stainless steel sink and drainer, integrated oven and microwave, electric hob with extractor fan over, integrated dishwasher, central island with wine rack, storage cupboard, power point and breakfast bar, wall mounted electric fire, inset ceiling lighting, part-tiled walls, wood effect flooring, French doors to rear garden with side glazed panel.

## LIVING ROOM

*4.80m x 3.42m (15'8" x 11'2")*



Wall mounted electric fire, grey wood effect flooring, built-in timber cabinet to house television, two radiators.

## OFFICE/BEDROOM 4

*4.06m x 1.45m (13'3" x 4'9")*

Wood effect flooring, radiator.

## FIRST FLOOR

### LANDING

Loft access point, storage cupboard.

### BEDROOM 1

*3.77m x 3.10m (12'4" x 10'2")*



Radiator.

## BEDROOM 2

3.44m x 2.82m (11'3" x 9'3")



Radiator.

## BEDROOM 3

2.87m x 2.19m (9'4" x 7'2")

Radiator.

## BATHROOM

1.94m x 1.67m (6'4" x 5'5")



Panel bath with plumbed shower over, pedestal wash basin, low flush WC, heated ladder towel rail, tiled flooring.

## OUTSIDE



## FRONT GARDEN

Laid to lawn with hedge boundaries, concrete path leading to front door.

## REAR GARDEN



Laid to lawn, block paved patio area, decked area with timber roof, timber fenced boundaries with a timber access gate, oil tank. Oil central heating boiler is located externally on rear patio.

## SERVICES

Mains water, electricity and drainage are connected to the property.

Oil central heating. There is no gas to this property.

## COUNCIL TAX

Council Tax Band B.

## TENURE

The property is freehold.

## POSSESSION

Vacant possession on completion.

## VIEWING

Viewing is by appointment with the agents. Tel 01430 872551.

## IDENTIFICATION

Before we are able to act for a vendor/purchaser we are required by The Money Laundering Regulations 2017 to demonstrate that we know the customers with whom we are dealing. Estate Agents are legally required to obtain a Proof of Identification and a Proof of Address for everyone selling or buying a property.

## AGENTS NOTE

All measurements are approximate and for guidance only. No appliances, services, gas and electrical installations or central heating systems have been tested by the agents, nor have they carried out a detailed survey on this property.

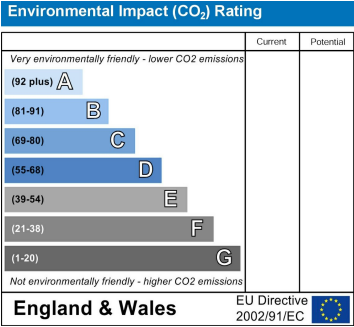
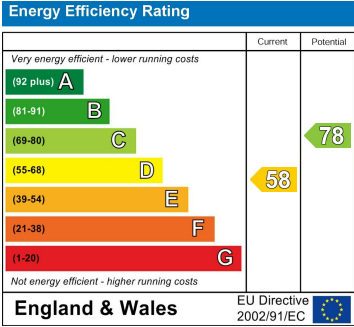
## FREE VALUATION

If you are thinking of selling or struggling to sell your house we will be pleased to provide free valuation and marketing advice.

## DISCLAIMER

Messrs Hornseys for themselves and for the vendors or lessors

of this property whose agents they are give notice that: (i) these particulars are produced in good faith, are set out as a general guide only and do not constitute, nor constitute any part of an offer or a contract. (ii) none of the statements contained in these particulars as to this property are to be relied on as statements or representations of fact. (iii) any intending purchaser must satisfy himself by inspection or otherwise as to the correctness of each of the statements contained in these particulars. (iv) no person in the employment of Messrs Hornseys has any authority to make or give any representation or warranty whatsoever in relation to this property. ALL NEGOTIATIONS RESPECTING THIS PROPERTY TO BE CONDUCTED THROUGH THE AGENTS OFFICE.



# Floor plan

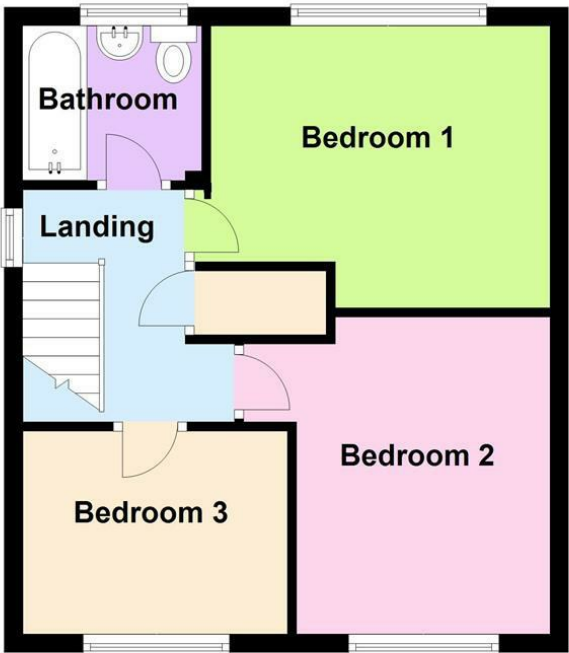
## Ground Floor

Approx. 49.7 sq. metres (534.5 sq. feet)



## First Floor

Approx. 37.9 sq. metres (408.2 sq. feet)



Total area: approx. 87.6 sq. metres (942.7 sq. feet)